



NORFOLK

CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

February 28, 2013

The Norfolk City Planning Commission will hold a public hearing on February 28, 2013 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

CONTINUED AGENDA

1. [J. MAYNOR CONSTRUCTION](#), for a Special Exception to develop a one-family dwelling on a nonstandard-width parcel on property located at 2313 Saint Denis Avenue.
2. [A.J. GATORS SPORTS BAR AND GRILL BY ALFRED W. ZUHARS](#), for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located within the Shore Drive Plaza Shopping Center; premises numbered 9575 Shore Drive.

REGULAR AGENDA

1. [NORFOLK BUILDING CORP. BY JEROME MILLER](#), for the following applications on property located on the northeast corner of Thomas Street and Iowa Avenue, property fronts 109 feet, more or less, along the northern line of Iowa Avenue and 84 feet, more or less, along the eastern line of Thomas Street; premises numbered 3448 Thomas Street:
 - a. To amend the *General Plan of Norfolk*, 1992, as amended, from Low Density Residential to Medium Density Residential.
 - b. For a Conditional Rezoning from R-7 (One-Family) district to Conditional R-9 (One-Family) district.
2. [TOWNEBANK BY VINCENT J. MASTRACCO](#), for the following applications on property located on the northeast corner of Colley Avenue and Westover Avenue, property fronts 125 feet, more or less, along the eastern line of Colley Avenue and 147 feet, more or less, along the northern line of Westover Avenue; premises numbered 1006 Colley Avenue:
 - a. To amend the *General Plan of Norfolk*, 1992, as amended, from Medium Density Residential to Commercial/Office.

- b. To amend the City's comprehensive plan, *plaNorfolk2030*, from Residential Mixed to Commercial.
 - c. For a Conditional Rezoning from HC-G2 (Ghent Historic and Cultural Conservation) district to Conditional C-2 (Corridor Commercial) district.
 - d. For a Special Exception to operate a Commercial Drive-Through facility.
- 3. **THOMAS CORNER ASSOCIATES, LLC BY ROBERT STANTON**, for the following applications on property located on the southwest corner of Kempsville Road and Virginia Beach Boulevard and Kempsville Road, property fronts 53 feet, more or less, along the southern line of Virginia Beach Boulevard, 480 feet, more or less, along the western line of Kempsville Road and 380 feet, more or less, along the northern line of Poplar Hall Drive; premises numbered 6147 E. Virginia Beach Boulevard:
 - a. To amend Chapter 11, "Overlay Districts," of the *Zoning Ordinance of the City of Norfolk*, 1992, as amended, to create the "Thomas Corner Localized Alternative Sign Overlay District" (TC-LASO).
 - b. To apply the "Thomas Corner Localized Alternative Sign Overlay District" (TC-LASO).
- 4. **CITY PLANNING COMMISSION**, to amend chapters 8-4.3, 11-31.2, 13-5.1 and 25-10.2 of the *Zoning Ordinance of the City of Norfolk*, 1992, as amended, in order to make typographical corrections and adjustments and to normalize references.
- 5. **816 EAST 25TH STREET BY MICHAEL COTTER**, for a Special Exception to operate Automobile and Truck Repair facilities on property generally bounded by E. 26th Street to the north, Leo Street to the east, E. 25th Street to the south and Gazel Street to the west; property fronting 60 feet, more or less, along the northern line of E. 25th Street, beginning 90 feet, more or less, from the western line of Leo Street and extending westwardly; premises numbered 816 E. 25th Street.
- 6. **YIANNIS WINE SHOP BY IOANNIS CHOUTRIS**, for a Special Exception to operate an Establishment for the Sale of Alcoholic Beverages for Off-Premise Consumption on property located on the southeast corner of Waterside Drive and St. Paul's Boulevard; property fronts 320 feet, more or less, along the southern line of Waterside Drive and 150 feet, more or less, along the eastern line of St. Paul's Boulevard; premises numbered 999 Waterside Drive, Suite 113.
- 7. **7-ELEVEN BY STEPHEN ROMINE**, for the following applications on property located on the northwest corner of E. Princess Anne Road and Azalea Garden Road, property fronts 84 feet, more or less, along the northern line of E. Princess Anne Road, and 118 feet, more or less, along the western line of Azalea Garden Road, property also fronts 134 feet, more or less, along the western line of Spruce Street, and 136 feet, more or less, along the eastern line of Birch Street; premises numbered 4500 E. Princess Anne Road:

- a. For a Special Exception to operate an Establishment for the Sale of Alcoholic Beverages for Off-Premises Consumption.
 - b. For a Special Exception to operate a Gas Station (sales only).
 - c. For a Special Exception to operate a Retail Goods Establishment (operating after midnight).
8. **CHOW GOURMET DINER BY JOHNATHAN BOGGS**, for an amendment to a previously granted Special Exception to operate an Eating and Drinking Establishment on property located on the northwest corner of 51st Street and Colley Avenue, property fronts 100 feet, more or less, along the northern line of 51st Street, and 100 feet, more or less, along the western line of Colley Avenue; premises numbered 5103-5107 Colley Avenue.
9. **THE VINEYARDS TRATTORIA PIZZERIA BY SHANNON S. McCONNELL**, for a Special Exception to operate an Eating and Drinking Establishment on property fronting 30 feet, more or less, along the western line of Granby Street, beginning 70 feet, more or less, from the northern line of Plume Street and extending northwardly; premises numbered 147 Granby Street.

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

Frank M. Duke, AICP
Executive Secretary